

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	16 Brune Drive	Date:	May 13 th , 2016
Perm. Parcel No:	812-20-008	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Wells Fargo Bank	Maximum Occupancy:	6 persons
Agent:	% Keller Williams GCSE	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
Phone:			

Upon inspection, we find that said property is in need of repairs as follows:

NOTE: The water services were off at the time of inspection. A re-inspection at a later date **SHALL BE** required to inspect these items.

NOTE: The scope of work needed at this address will require that registered City of Bedford contractors shall obtain permits for the Building, and roof work associated with the shed in the rear yard. To obtain permits, plans shall be prepared and approved prior to issuance of any permits. Work for which the approved plans and permits are required shall not be started until the approved plans and permits are obtained.

HEALTH/SAFETY ITEMS (Items that need to be done PRIOR to occupancy):

- 1) Install a new smoke detector on the basement, first, second and third floor level(s). Existing units are not installed in accordance with MFR written installation instructions.
- 2) Install smoke detectors in each bedroom.
- 3) Furnace must be clean and in serviceable condition and generally free of rust and corrosion. Have the appliance cleaned and serviced by a qualified technician. Or Replace the appliance with a new appliance.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

REQUIRED MAINTENANCE ITEMS:

- 1) All siding must be present, complete, clean and in good condition. Clean soiled sides of house; repair missing siding and paint to match existing, OR install new siding throughout.
- 2) All wood trims, shutters, fascia, and soffits must be properly maintained, in good repair and painted or covered with aluminum break-metal.
- 3) All wood shutters must be properly maintained, in good repair and painted.
- 4) All porches must be properly maintained and painted. Make all necessary repairs to the rear porch roof, soffit, and framing accordingly. Stain/paint the porch assembly.
- 5) Scrape and paint or completely replace the overhead garage door.

SHED:

- 1) Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims. Repair rotted wood siding, wall studs and rotted wood plates.
- 2) Roofs must be free of holes, deterioration or leakage. Completely replace roof including roof decking and rotted joist.
- 3) Scrape and paint the entire shed.

EXTERIOR ITEMS:

- 1) Clean, repair or replace all gutters and downspouts as needed. Paint to match existing. Provide gutters and downspouts are rear porch roof areas.
- 2) All masonry (block, brick, etc. – both chimneys, veneers, etc.) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly. Both chimneys need repair due to cracked mortar, loose and broken brick veneers.
- 3) All doors must open and close properly. Repair or replace the broken front storm door and rear storm door screen accordingly.
- 4) All exterior light fixtures must be properly maintained and operate normally.
- 5) All exterior receptacles must be GFCI protected and weather-proof.
- 6) Remove the tree stumps in the side and rear yards.

SHED ITEMS:

- 1) All taps and splices must be enclosed in work box with correct cover.
- 2) All lights, outlets and switches must be complete operate properly.
- 3) All electrical outlets in walls must be GFCI protected.

PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

- 1) Remove and replace one squares (approx. 24 square feet) of driveway concrete. Driveway concrete shall be a minimum of
- 2) 4-inches in thickness. This section is on the left side of the driveway and in contact with the public sidewalk.

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ - inches and 1-inch respectively.

GENERAL ELECTRICAL ITEMS:

- 1) All electrical outlets in attached garage walls must be GFCI protected.
- 2) The panel must be grounded to the street side of water meter with #6 (less than 200 amp service) or #4 (200 amp or more service) solid copper wire.

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GENERAL ELECTRICAL ITEMS (Cont):

- 3) All lights, outlets and switches must be complete operate properly. Electrical devices may not be painted.
- 4) Exposed wiring is not permitted to the dryer receptacle.
- 5) All receptacles in unfinished basements must be GFCI protected.

GENERAL PLUMBING ITEMS:

- 1) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as exterior hose bibs that do not have backflow prevention.
- 2) Replace damaged, and corroded water valve in ceiling in mechanical room ceiling.
- 3) Provide a floor drain cover in garage floor.
- 4) Provide rigid DWV drain line for the laundry sink to replace corrugated black piping.
- 5) Reconnect water piping to the laundry sink.

GENERAL HVAC ITEMS:

- 1) Replace the obsolete gate/globe water valve at the two gas line drops in the mechanical room with listed ¼-turn gas shut-off valve.
- 2) Clean and properly install all floor registers.
- 3) Insure that the flue piping from the furnace and hot water tank is sealed tightly @ chimney. Flu piping must be secured by using sheet metal screws or rivets.

BASEMENT ITEMS:

- 1) Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
- 2) Scrape and paint the basement walls with block-filler paint.

KITCHEN ITEMS:

- 1) Remove the 1x6 tripping hazard between the kitchen floor and the dining room area and provide a proper transition.
- 2) All plumbing fixtures must be in good working condition and free of leaks. Find cause of leaks in the (water) (drain) piping and correct.
- 3) The waste line of a domestic dishwashing machine discharging into a kitchen sink tailpiece
- 4) Or food waste grinder shall connect to a deck-mounted air gap or the waste line shall rise and be securely fastened to the underside of the sink rim or counter.
- 5) Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
- 6) Clean, repair and disinfect the kitchen cabinets.
- 7) Install a new gas valve on the stove supply line.
- 8) Add GFCI protection to all kitchen countertop outlets.

BATH ITEMS: HALF BATH @ front door entry level

- 1) Install a light fixture.
- 2) All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines. No water service.
- 3) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 4) Properly install the lavatory drain assembly using ridged DWV piping.
- 5) Caulk base of toilet leaving 1/2" in rear without caulk.
- 6) Caulk backsplash of sink.

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BATH ITEMS: FULL BATH at bedroom level

- 1) Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
- 2) Flooring must be smooth and water-tight. Repair the tile floor or install a new tile floor.
- 3) Repair the tub surround to make it sanitary and water tight.
- 4) All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines. No water service.
- 5) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 6) Properly install the left lavatory drain assembly as "S" traps are not permitted.
- 7) Caulk base of toilet leaving 1/2" in rear without caulk.
- 8) Caulk backsplash of sink.

INTERIOR ITEMS:

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Install a handrail of correct length and height from foyer to living room level, from the foyer to the kitchen, from foyer to lower level and from bedroom level to the living room level.
- 3) Install a guard on the living room level due to elevation change at stair and foyer creating up to a four foot drop.
- 4) Repair and/or replace all missing or damaged interior doors, door frames, baseboard, stair treads or any other wood moldings in the house. Paint or stain to match existing woodwork.
- 5) Repair fireplace damper so it will open and close properly.

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: Ordinance 1305.16(d)(2)(N): *The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of **ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.***

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)